

FORM - 'B'

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Rajeev Arora, duly authorized by the Promoter, M/s Westriver Private Limited, of the proposed phase/project, vide its/his/their authorization dated 03.04.2024;

I, Rajeev Arora, duly authorized by the Promoter, M/s Westriver Private Limited, of the proposed phase/project, do hereby solemnly declare, undertake and state as under:

1. That, Promoter has a legal title to the land on which the development of the phase/project is proposed.
2. That the said land is free from encumbrances subject to contents of non-encumbrance certificate.
3. That the time period within which the phase/project shall be completed by Promoter is **01st April , 2029.**
4. That, seventy per cent of the amounts realized by Promoter for the real estate phase/project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That, the amounts from the separate account to cover the cost of the phase/project shall be withdrawn in proportion to the percentage of completion of the phase/project.
6. That, the amounts from the separate account shall be withdrawn after it is certified quarterly by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the phase/project.
7. That, promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular phase/project have been utilized for the phase/project and the withdrawal has been in compliance with the proportion to the percentage of completion of the phase/project.
8. That, promoter shall take all the pending approvals on time from the competent authorities.
9. That, promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds. Note: the project end date has been updated to match the building plan validity date and further extension shall be given by Hon'ble UPRERA after re-validation of building plans for such further period.


Deponent

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this day of
06 APR 2024


Deponent


ATTESTED
NOTARY PUBLIC
06 APR 2024



AFFIDAVIT

This Affidavit is made at New Delhi on 03.04.2024 by M/s Westriver Private Limited (Promoter) duly incorporated under the Companies Act , 2013 , having its registered office at DASNAC, Annexe -1, ECE House, 28A , Kasturba Gandhi Marg, New Delhi through its Director Rajeev Arora.

In reference to the above fact, I undertake the below mentioned:

“DASNAC PLACE” is a completely new launched project which is registered under category “New”, with no sales / booking as on date.

Also, it is further stated that in the future there shall be multiple phase registrations, additional construction, addition and alteration at the plot/ site of the phase by Promoter.

I, solemnly state that the contents of this undertaking are true to the best of my knowledge.



Deponent

Verification

The Contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

06 APR 2024

Verify by me at New Delhi on this date of 03.04.2024.



Deponent



ATTESTED
NOTARY PUBLIC

06 APR 2024

Form -- RA-1
Affidavit for Bank Accounts of Project (Notarized)
(For New Registration only)

To,
Uttar Pradesh Real Estate Regulatory Authority
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad, Lucknow-226007

Sub: Affidavit / Declaration for Bank Accounts for the Project DASNAC PLACE

I, Rajeev Arora on behalf of M/s Westriver Private Limited, Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state that the following bank accounts have been opened for the project DASNAC PLACE (Name of Project).

I also undertake that any secured / unsecured project finance availed for the project will be deposited in the separate account only.

| | Collection Account | Separate Account | Transaction Account |
|------------------------------|---|--|---|
| Name on Account | WESTRIVER PVT LTD - COLLECTION ACCOUNT DASNAC PLACE | WESTRIVER PVT LTD - SEPARATE BANK ACCOUNT DASNAC PLACE | WESTRIVER PVT LTD - RERA TRANSACTION ACCOUNT DASNAC PLACE |
| Account Number | 777705752333 | 777705752334 | 777705752335 |
| Bank Name | ICICI BANK LTD. | ICICI BANK LTD. | ICICI BANK LTD. |
| Branch Name | SECTOR -16, NOIDA | SECTOR -16, NOIDA | SECTOR -16, NOIDA |
| Branch Address | UNIT NO. 2, C-1, SECTOR -16, NOIDA, U.P.-201301 | UNIT NO. 2, C-1, SECTOR -16, NOIDA, U.P.-201301 | UNIT NO. 2, C-1, SECTOR -16, NOIDA, U.P.-201301 |
| Branch E-Mail ID | escrowsupport@icicibank.com | escrowsupport@icicibank.com | escrowsupport@icicibank.com |
| IFSC Code | ICIC0007390 | ICIC0007390 | ICIC0007390 |
| Standing Instructions | 100% amounts received in A/C 777705752333 will be transferred on daily basis automatically in ratio: <ul style="list-style-type: none">• 70% - to A/C 777705752334 (WESTRIVER PVT LTD - SEPARATE BANK ACCOUNT DASNAC PLACE)• 30% - to A/C 777705752335 (WESTRIVER PVT LTD - RERA TRANSACTION ACCOUNT DASNAC PLACE) | | |


Deponent

Verification

The Contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by me at New Delhi on this 23rd date of April, 2024.



ATTESTED

NOTARY PUBLIC

22 APR 2024


Deponent